



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning & Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307914
Applicant Name: Mike Hassenger for Northwest Hospital
Address of Proposal: 1540 NW 115th St.

SUMMARY OF PROPOSED ACTIONS

Master Use Permit to subdivide one parcel of five lots. Proposed lot sizes are: A) 21,098 sq. ft., B) 46,769 sq. ft., C) 46,429 sq. ft., D) 57,934 sq. ft., and E) 45,746 sq. ft.*

*Note: the project description has been revised from the original notice of application.

The following approval is required:

Short Subdivision to divide one parcel of land into five lots.
(Chapter [23.24](#), Seattle Municipal Code.)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction

SMC [23.24.020](#) Content of application.

Applications for approval of a short subdivision shall include the following:

- ☒ A. A plat of the proposed short subdivision containing standard survey data;
- ☒ B. A vicinity map on which shall be indicated the property to be subdivided;
- ☒ C. A plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- ☒ D. Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- ☒ E. Name and address of owner(s) of the tract;
- ☒ F. Location of existing roadways, sanitary sewer, storm drain and water mains, if any, together with proposed street improvements; and
- ☒ G. Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4½) feet above the ground, with species indicated.¹

SMC [23.24.030](#) Content of short plat.

A. Every short plat of a short subdivision filed for record must contain:

- ☒ 1. A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.
- ☒ 2. If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
- ☒ 3. Roads not dedicated to the public must be clearly marked on the face of the short plat.
- ☒ 4. All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.

¹ SMC [25.11.040](#) Restrictions on tree removal.

A. Tree removal or topping is prohibited in the following cases, except as provided in Section [25.11.030](#):

- 1. All trees six (6) inches or greater in diameter, measured four and one-half (4.5) feet above the ground, on undeveloped land; and
- 2. Exceptional trees on undeveloped land or on a lot developed with a single family house located in a zone other than Single-family.

B. Tree removal in Environmentally Critical Areas shall follow the provisions of Section 25.09.320.

- B. The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

SMC 23.24.035 Access.

- A. Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- ☒ C. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
- ☒ 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
 - ☒ 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
 - ☒ 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
 - ☒ 4. No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
 - ☒ 5. There is identifiable access for the public and for emergency vehicles; and
 - ☒ 6. There is no potential for extending the street system.
- E. Dedicated streets and alleys shall meet the requirements of Chapter 23.53 and the Street Improvement Manual. Easements shall meet the requirements of Section 23.53.025.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(ies) shall:

Conditions of Approval Prior to Recording

1. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes.
2. Submit the final recording forms for approval.

Conditions of Approval Prior to Final Certificate of Occupancy

None.

Conditions of Approval Prior to Separate Sale of Any of the Proposed Lots

3. Demonstrate that the proposed line dividing parcels D and E creates no new nonconformity to the Building Code with regard to the northeast wall of the proposed medical office building on parcel D.

Signature: (signature on file) Date: December 20, 2004
Scott A. Ringgold, Land Use Planner